

WEST HARPTREE PARISH COUNCIL

Provisional Minutes to be approved at the next Parish Council meeting.

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Minutes of the meeting held on Tuesday 10th September 2019 at the Memorial Hall, West Harptree starting at 7.30 p.m.

PRESENT: Mr R Ireland (Chairman), Mr G Joyce, Mr J Mitchell, Mrs R Wakeley, Mr P Wood and Mr D Wood.

APOLOGIES: Mr P Hutton (Vice-Chairman).
Mr C Gay did not attend.

Four members of the public attended.

The Minutes of the Parish Council Meetings held on 8th July and 13th August 2019 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3648 – Matters Arising from the Minutes – None.

Min. 3649 – Urgent Business as agreed by the Chair – None.

Min. 3650 – Chew Valley Neighbourhood Plan

A meeting would take place next week when the proposed airport plan would be discussed.

Min. 3651 - Community Infrastructure Levy (CIL) Funding

Agreed projects were ongoing.

Min. 3652 – Memorial Hall

No formal report was presented to the meeting, but it was encouraging to learn of an increase in booking numbers.

Min. 3653 – Highways and Pavements

Speed Reduction Measures on the A368

The meeting was suspended at 8.15 p.m. to allow members of the public to express their views to B&NES Councillor, David Wood who had been unavoidably delayed. It was re-convened at 8.40 to conduct the

Initials

remainder of the business.

Several suggestions to provide “proper” traffic calming were raised including requesting a speed survey, the provision of physical features such as a chicane, one island at the top of the hill, near Cowleaze Lane and the other half way down the hill, other suggestions included reducing traffic speed to 20mph and the provision of a footpath to allow safe passage to the village, particularly for school children.

It was noted that B&NES were currently in the process of gathering highways data which would be analysed in due course.

It was agreed that B&NES Cllr David Wood would arrange a meeting to bring Stakeholders together, i.e. B&NES Highways, the Police, the Parish Council and Residents to agree the most appropriate solution.

A request to widen the footpath around the Triangle was discussed, but considered unviable. It was agreed however to request a repair to the potholed surface as it could be considered a trip hazard.

Village Clean Up – The next village clean up morning had been arranged for Saturday 21st September. Volunteers would meet at the Bus Shelter at 10 a.m.

A letter of thanks would be sent to Jim McEwen, B&NES to thank him for his regular updates and communications in connection with the recent drainage work outside the Church.

Dilly Meadows – the Developer would be asked to tidy the road frontage where a wall had been partly demolished, the surplus stone had overgrown with scrubby grass causing an eye sore.

Min. 3654 – Recreation Ground

The Recreation Ground was in good order.

Min. 3655 – Correspondence

Please see Appendix 1.

Initials

Min. 3656 – Planning Matters

New application

Planning application 19/03459/FUL, Monksilver Cottage, Widcombe Common – Erection of a single storey extension.

It was unanimously agreed to Support this application.

Applications pending consideration

Planning application 19/02324/VAR, Bellhorse Cottage, Bellhorse Lane – Variation of condition 5 for application 17/013565/FUL (Proposed first floor extension and two storey extension to rear. Demolition of existing garage and outbuildings and construction of new single storey garage and link to house).

Planning application 19/02978/VAR, Fairash Poultry Farm, Compton Martin Road – Variation of conditions 6, 7, 8, 9, 12 and 15 of application 19/00108/VAR (Variation of condition 2 of application 17/05748/FUL), Conversion and part demolition of redundant poultry sheds to form 2 No. live-work dwellings and associated access and landscaping works. (Resubmission).

It was agreed to Object to this application and respond to the Planning Department as follows:- Letter 2

West Harptree Parish Council has reviewed the applicants email of 16th August in response to their objection to this variation and would record their strong disagreement. The failure to declare the Heads of Terms and therefore the likely future boundaries of the site create material uncertainties and threatens highway safety at this notorious junction.

B&NES Policy ST7 states that development will only be permitted if “*highway safety is not prejudiced*”.

The Parish Council is very concerned that B&NES is apparently disposing of land specifically acquired on the grounds of improving road safety. If this is the case, the Parish Council would at very least expect robust planning conditions requiring the visibility splay to be retained and kept free from any obstruction, also that B&NES should retain legal rights of entry and powers to clear the visibility splay immediately should such conditions be breached. The plans submitted with this application must therefore be revised to show the proposed new boundaries.

Initials

Notification of decision

Planning application 19/03294/FUL, Vicarage Lawns, Bristol Road –
Erection of an oak framed, timber clad 2 bay garage. PERMIT.

Min. 3657 – Financial Matters

The following invoices were proposed, seconded and agreed for payment:-

SSE, Electricity	£ 16.16
<i>(subject to a £5.13 refund, SSE error with May invoice, cheque raised for £11.03)</i>	
PKF Littlejohn, Audit fee	£240.00
Mr L A Hearse, Wooden seat refurbishment	£168.00

To acknowledge Wayleave payment £38.28

Min. 3658 – Annual Return, Audit 2018/19

PKF Littlejohn had notified the Completion of the limited assurance review for the year ended 31st March 2019. There were no outstanding issues. The notice of conclusion of audit, Section 1 – Annual Governance Statement 2018/19 and Section 2 – Accounting Statements 2018/19 would be posted on WHPCs website.

Min. 3659 - Meetings attended – None.

Min. 3660 – Items for the Information of the Clerk – None.

The Chairman declared the meeting closed at 8.50 p.m.

Min. 3661 - Future Meetings

- 8th October at 7.30 p.m.
- 12th November at 7.30 p.m.
- 10th December at 7.30 p.m.

Chairman

Date Signed

Appendix 1

Min. 3655 – Correspondence

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July

B&NES, Planning Regulation – Weekly list No. 28.
B&NES – Agenda, Special Chew Valley Area Forum meeting, 15th July.
My Neighbourhood Plan – Neighbourhood Plan writing specialists.
B&NES – Street Works 09/07/19 – 15/07/19.
Rural Services Network – The Rural Bulletin, 9th July 2019.
B&NES – Interagency meeting, meet Mike.
B&NES – Culvert repairs outside the Church.
B&NES, Development Management – Notification of decision, 19/000958/FUL, Bungalow Farm Workshop. PERMIT.
B&NES, Planning Regulation – Weekly list No. 29.
Rural Services Network – The Rural Bulletin, 16th July 2019.
B&NES – Street Works 16/07/19 – 22/07/19.
Compton Martin Parish Council – Harptree Hill Closure.
Lewis Hearse – Seat refurbishment quotation.
ALCA – Chief Executive’s Bulletin.
B&NES – Agenda, Parishes Liaison meeting, 24th July.
B&NES, Development Management – Notification of decision, 19/00692/FUL, Stratford Mill. PERMIT.

August

B&NES – Culvert outside St Mary’s Church, August update.
B&NES, Planning Regulation – Weekly list No. 31.
Gigaclear – Update.
B&NES – Street Works 30/07/19 – 05/08/19.
B&NES, Development Management – Notification of decision, 19/02052/FUL, Sunnyside, Whistley Lane. PERMIT.
B&NES – Public Health News, August Edition.
B&NES – Council seeks Non-Executive Directors for Housing Company, Aequius Developments Ltd.
B&NES – The next Chew Valley Area Forum meeting will take place on Monday 30th September 2019, 7 p.m. Chew Valley School.
B&NES – Interagency Bulletin, August 2019.
B&NES – Bristol Airport Airspace changes.
B&NES – Fix my Street.
B&NES, Planning Regulation – Weekly list No. 32.
B&NES – Street Works 06/08/19 – 12/08/19.
Rural Services Network – The Rural Bulletin, 6th August 2019.
Environment Agency – Hinckley Point C, end of consultation on cooling water, Update.
B&NES, Planning Regulation – Weekly list No. 33.
B&NES, Simon de Beer – Sunnyside.
Mendip Hills AONB – Press release, Thursday 15th August 2019 re: Volunteer Rangers.
B&NES, Planning Regulation – Weekly list No. 34.

September

B&NES, Planning Regulation – Weekly list No. 36.
B&NES – Street Works 03/09/19 – 09/09/19.
Rural Services Network – The Rural Bulletin, 3rd September 2019.
Rural Services Network – Rural Funding Digest, September 2019.
Bath Lib Dems, Nic Coates – Bristol Airport Survey.
B&NES – Nominations open for the annual The Community Awards.
SSE – Credit note.

Environment Agency – Hinckley Point C, consultation on cooling water, July Update.
B&NES – Supplementary briefing: Note on Fix my Street to be on the agenda for the next Parishes Liaison meeting.
B&NES – Culvert repairs outside St Mary’s Church, further update.
B&NES – Local Flood Representatives News.
ALCA – Draft notes of the B&NES ALCA May 2019 meeting.
Peter Brownlee- Meeting regarding Bristol Airport Expansion.
The Mendip Society Newsletter.
B&NES – Culvert outside St Mary’s Church, further update.
B&NES – Extension granted, 19/02978/VAR, Fairash Poultry Farm.
B&NES, Planning Regulation – Weekly list No. 30.
Rural Services Network – The Rural Bulletin, 23rd July 2019.
B&NES – Street Works 23/07/19 – 29/07/19.
Rural Services Network – The Rural Bulletin, 30th July 2019.

B&NES – Street Works 13/08/19 – 19/08/19.
Rural Services Network – The Rural Bulletin, 20th August 2019.
B&NES – Local elections spending returns.
Farrington Gurney Parish Council – Electricity contracts.
B&NES - 19/02052/FUL, Sunnyside, Whistley Lane, response.
West Harptree Memorial Hall – Noticeboard.
B&NES, Development Management – Consultation request, 19/03495/FUL, Monksilver Cottage, Widcombe Common.
Richard Robertson – West Harptree drainage works and potential reduction of road width.
B&NES, Planning Regulation – Weekly list No. 35.
B&NES – Street Works 27/08/19 – 02/09/19.
Rural Services Network – The Rural Bulletin, 28th August 2019.
East Harptree Parish Council – Defibrillator Awareness meeting.
PKF Littlejohn – Completion of review.
Mendip Hills AONB – Press release, 29th August 2019 re: donation from the Butcombe Trail Ultramarathon.
Cllr David Wood – Triangle footpath.
B&NES – Interagency meeting, reminder.
B&NES – Culvert outside St Mary’s Church, August update 2.
Utility Aid – Information.

B&NES, Development Management – Notification of decision, 19/03294/FUL, Vicarage Lawns, Bristol Road. PERMIT.
Cheralyn Perry – Traffic calming.
ICO – Latest news.
Ken Wheeler – Speeding on the A368.
B&NES, Development Management – Extension granted, 19/03965/FUL, Tilly Barn, The Street.
Clerks & Councils Direct publication.